DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0255/FULL 46 Charmandean Road

DATE OF SITE VISIT: 19 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing property comprises a two storey semi-detached house fronting Charmandean Road. The area in the locality is characterised by similarly styled terraced and semi-detached houses.

PROPOSAL:

The application seeks full planning permission for the construction of a single storey side and rear extension. The extension would 'wrap-around' the existing building along the rear and flank walls and project by 3.7 metres to the side and 3 metres to the rear with a flat roof and pitched surround to a height of 3.9 metres.

The application was amended on 15 July 2011.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Worthing Local Plan policies H16 and H18
Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application proposes the construction of a single storey side and rear extension. The extension projects to both the side and rear of the building and would 'wrap-around' the ground floor element of the existing house.

The extension largely aligns with the neighbouring house to the east and maintains a minimum of 1 metre to the oblique boundary. Although of a relatively large size the extension is considered to remain subordinate to main house and would not be overly prominent in the streetscape.

No windows are proposed which could allow additional overlooking to neighbours given existing boundary screening.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- Materials to match
- no windows in side elevations

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan and the Core Strategy.

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

H16 and H18

Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign. [redacted] .....Date 25/7/11.....

Authorising Officer sig [redacted] .....Date 27.7.11.....